

Longview Farm General Manager's House
Longview Road
Lees Summit
Jackson County
Missouri

HABS No. MO-1222-42

HABS

MO

48-LESOM

1/42 —

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

LONGVIEW FARM GENERAL MANAGER'S HOUSE

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Location: Southwest of greenhouse complex in Longview Farm, Longview Road, 3 miles west of Lees Summit Road, Lees Summit, Jackson County, Missouri.

USGS Lees Summit Quadrangle, Universal Transverse Mercator
Coordinates: 15.373420.4306535.

Present Owner: U.S. Army Corps of Engineers, Kansas City District.

Present Use: None. Scheduled for demolition.

Significance: The general manager's house, located about half a mile northwest of the main residence, was the most elaborate of all the employee accommodations. Its size and grandeur reflect the social position which the general manager held on the farm.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1914. Architect's plans, located in the University of Missouri at Kansas City Library, dated January 3, 1913.
2. Architect: Henry F. Hoit.
3. Original and subsequent owners: See Longview Farm data (MO-1222).
4. Builder, etc.: See Longview Farm data (MO-1222).
5. Original plan and construction: Initially constructed as a ten-room house with basement garage and servants' quarters.
6. Alterations and additions: The house was enlarged circa 1924, at the same time additions were made to the main residence and other buildings on the farm.

The most substantial addition was to the east of the structure, extending the original dining and pantry spaces into the area where the original pergola was. With this addition, a small breakfast area was created north of the pantry and east of the kitchen; the garage was expanded at the basement level; and an additional bedroom and sleeping porch were created on the second floor.

Other minor changes included the enclosure of the front and rear sleeping porches and the removal of a dividing wall between the living room and library.

B. Historical Events and Persons Connected with the Structure:

The first general manager of the farm, Compton J. Tucker, was a native Kansas Citian and a relative of R. A. Long by marriage. He had also been, according to Mr. Long's daughter Loula, a beau of Miss Long in her earlier years (My Revelation, p. 185). Tucker was employed by one of the Long lumber properties in Bon Ami, Louisiana, in 1912 when R. A. Long was organizing his initial plans for the farm. When offered the General Manager's position, he returned to Kansas City and immediately began buying the numerous tracts of land necessary to carry out Long's elaborate project. Tucker oversaw the entire farm's construction and remained as manager of the farm until his death in 1928, managing the farm through its most prosperous years.

Four other managers have superintended farm operations since Mr. Tucker: Ira Drymon (1928-1937), Russel Parker (1937-1961), Roy Buell (1961-1972), and Wayne Vineyard (1972-present). Mr. Parker was the last general manager to live in this residence. It was later occupied by the greenhouse manager.

For background information, see Longview Farm History (MO-1222).

C. Sources of Information:

See Longview Farm data pages (MO-1222).

Prepared by Kathryn A. Burns
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Buildings Survey
Summer, 1978

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Grander than any other employees' quarters on the farm, this building reflects the high position of the general manager.
2. Condition of fabric: Fair.

B. Description of Exterior:

1. Over-all dimensions: The two-and-a-half story structure measures approximately 58' across the eight-bay front by 39' deep, including all additions and porches.
2. Foundations: The foundations, 20" thick, are roughly laid stone with brick face on the exterior. At the northeast corner the brick is 18" thick.
3. Wall construction, finish, color: There is a red brick water table. The wood frame walls have a cream-colored stucco finish.
4. Structural system, framing: There are three structural bays in a transverse direction. The bearing walls are 2" x 4" studs, 16" on center.
5. Porches: The south porch measures 9'-2" x 33'-9". Originally open, it is now screened. It has a concrete floor with four granite steps. Six cast iron Doric columns with concrete bases and abaci are across the front, with pilasters against the wall. There is a Doric frieze above the columns. At the second level, there is an enclosed sleeping porch with windows 2'-4" x 4'-8" and six-over-one lights. The shed roof is covered with terra cotta tiles.

On the west facade, the 7'-2" x 3'-7" stoop has four granite steps flanked by brick piers. The roof, a half-hip covered with terra cotta tiles, is supported by two wood brackets painted a reddish brown.

At the west end of the north facade, there is an enclosed porch measuring 15'-5" x 5'-6". There are four wood columns, two of them engaged, and a concrete floor. At the second floor, the enclosed sleeping porch has nine-light windows hinged at the top. The shed roof is covered with tin.

At the east end of the north facade, a small enclosed porch measures 5'-9" x 8'. There is a screen door. The roof, a half-hip, is covered with asphalt sheets.

On the east facade, a porch measuring 8' x 16' has three cast iron Doric columns with concrete bases and abaci, two pilasters, and a concrete floor. The roof, a half-hip covered with mineral surfaced sheets, has a bracketed cornice.

6. Chimneys: The chimney, just north of the main roof ridge, is brick covered with stucco, measuring 84" x 26". There are five terra cotta chimney flues, three of them 13" x 13", two of them 8" x 13".

7. Openings:

- a. Doorways and doors: All trim is painted a reddish brown. The front (south) and east facades have double glass doors 80" high by 55" wide and 36" wide respectively. The west door is missing; the opening is 36" x 80". There are screen doors on both north porches. The doors into the house have glass in the top half; the openings are 32" x 80".
- b. Windows: All trim is painted reddish brown. The first and second floor windows have double-hung sashes with six-over-one lights. The dormers have casement windows. The basement has three-light casement windows which are hinged at the bottom, opening in. The second floor sleeping porch windows have flower boxes.

8. Roof:

- a. Shape, covering: The major block has a hipped roof covered with red terra cotta tiles. There is a small, 13' x 11', flat section, north and east of the roof ridge, which is covered with tin sheets.
- b. Cornice: There is reddish brown trim with wooden brackets under the roof overhang. The south porch has a decorative Doric frieze above the columns.
- c. Dormers: There are two shed dormers on the south facade and one on the north.

C. Description of Interior:

1. Floor plans:

- a. Basement: The stairs from the kitchen lead into a large center room with a chimney and furnace in the center. The east third of the basement is a garage. The west third consists of three rooms. One has stuccoed walls, wainscot and baseboard, and plumbing pipes. In the second, horizontal wood planks line the walls, and a large concrete vault houses what looks like several transformers. The vault protrudes part way into the third room which has a coal chute in the southwest corner. A small pantry is located behind the stairs on the north side of the building.
- b. First floor: The front door opens into the living room, with a library to the left or west and a dining room to

the right or east. On the north wall of the living room, to the left of the fireplace, a 5' wide doorway leads to a small 3'-6" by 6'-6" hall with a bathroom to the left (west). Another 5' wide doorway opens into the stairhall. From the stairhall, one can enter the kitchen located directly to the north of the living room. A butler's pantry separates the kitchen from the dining room. A smaller dining room is located in the northeast corner of the first floor, off the butler's pantry and kitchen. Two smaller pantries also open off of the kitchen, as do the stairs to the basement. The west entrance opens into a small hall off the northwest corner of the library.

- c. Second floor: The second floor consists of five bedrooms and three bathrooms. The bedrooms have access to at least one of the three sleeping porches. A stair above the main staircase goes up to the third floor.
- d. Third floor: The third floor has one large, center room. The ceiling height varies from 5' on the north half to 7' along the roof ridge. A small room opens off the west end of the main room. There is an access door to the unfinished portions of the third floor at both the east and west ends of the building.

- 2. Stairways: The basement stairway is 36" wide with fourteen risers. One winder provides the change in direction of the run, which is in an L shape.

The main stairway, 42" wide, has a U-shaped run with a landing at the lower end and two winders at the upper end to change the direction of the run. There are sixteen risers and open end stringers. Originally there were five 4" square newel posts, although the bottom newel posts are missing. Each stair has three balusters. The base and top of each baluster are 1 5/8" square with a slender, tapered, turned shaft. The hand rail is 3" wide, with the bottom section turned into the bottom newel.

The U-shaped attic stairway is 38" wide. The landing at the lower end and three winders provide the change in direction of the run.

- 3. Flooring: The living room, dining room, library, stairhall, and all of the second and attic floors have hardwood floors of 2" wide boards. The kitchen, pantries, and northeast dining room have linoleum flooring. The basement has a concrete slab floor.

4. Wall and ceiling finishes: On the first floor, the living room, dining room, library, and northeast dining room have wallpaper on plaster on wood lath. The remaining rooms are plastered. The kitchen has a painted stenciled design along the wall at the ceiling. The ceilings are plaster on wood lath, with accoustic tiles in the kitchen.

On the second floor, the walls have wallpaper on plaster on wood lath, except the northwest bathroom, which is plaster on wood lath. The ceilings are plaster on wood lath.

The third floor walls and ceilings are lined with 2" wide horizontal boards.

5. Doorways and doors: The living room and dining room have double glass doors. On the first floor, all door trim is painted white, and there are paneled wood doors with glass knobs. On the second floor, the trim is painted white and the paneled doors are stained dark with glass knobs.
6. Decorative features and trim: There are baseboards in all rooms on the first floor and a 2 3/8" chair rail in the dining room. The first floor rooms have a 2" cornice molding and the second floor rooms have a 1 3/4" cornice molding.
7. Hardware: There are brass door pulls in the small first floor closet and glass door knobs throughout the house.

D. Site:

The house is oriented in a north-south direction with the front elevation being the south elevation. The house is located in the central part of the farm. A cistern is located on the north side of the building.

Prepared by Bethanie Grashof
Project Supervisor
Historic American
Buildings Survey
July 1978

PART III. PROJECT INFORMATION

The Longview Farm Survey was undertaken in 1978 by the Historic American Buildings Survey (HABS) in cooperation with the Kansas City District of the U.S. Army Corps of Engineers in compliance with Executive Order 11593 as a mitigative effort in the construction of the Longview Dam and

Reservoir. Under the direction of John Poppeliers, Chief of HABS, and Kenneth L. Anderson, Principal Architect, the documentation was prepared on site by Project Supervisor Bethanie Grashof (HABS Office); Historian Kathryn A. Burns (George Washington University); Foreman Darl Rostorfer (University of Pennsylvania); and student architects Kimberly I. Merkel (University of Virginia), Leonida Cubellis (Syracuse University), Jeffrey M. Laufer (Temple University), Barney H. Silver (University of Wisconsin at Milwaukee), and Douglas R. Taylor (Auburn University). Work on the drawings was continued in the HABS office by Ms. Grashof and Peter Darlow (McGill University), and completed by Mr. Taylor in 1979. The data was edited in the HABS office in 1979 by Alison K. Hoagland (George Washington University).